

SANDY POINT BEACH ACTION PLAN

MAY 1988

COASTAL ZONE  
INFORMATION CENTER

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1988

Maine Coastal Zone Information Center

MAINE COASTAL PROGRAM

PROJECT COMPLETION REPORT - May 31, 1988,  
TOWN OF STOCKTON SPRINGS, MAINE  
SANDY POINT BEACH ACTION PLAN

1. Introduction:

Although final notification of grant award was not received until late Spring of 1988, because of the importance and urgency of the project, the Town of Stockton Springs had already initiated activities in conjunction with the proposed project by that time. In general the conduct of the work to be accomplished follows the outline presented in Part D of the grant application (September 19, 1987) for Maine Coastal Program Planning Funds, with a few exceptions. These few exceptions are:

1. The Advisory Committee proposed to guide the conduct of the project early on, evolved to become the Committee to form the Stockton Springs Development Corporation.
2. The Stockton Springs Development Corporation was formed and incorporated as a 501c(3) private non-profit foundation with a considerably broader mission than the Sandy Point project (see Mission Statement enclosed).
3. The Development Corporation chose to immediately open negotiations for purchase, directly with the Beach property's owner Central Maine Power Company by making an offer for the parcel (see attached letter to John Rowe) on April 4, 1988. Mr. Rowe's response is also attached. These negotiations are continuing.

The Stockton Springs Development Corporation has held weekly meetings since its formation to guide the Conduct of the project. Two public meetings to review progress of the effort were held on April 28th and May 12th. Based on these discussions the proposed Conceptual Land Use plan was prepared (see attached Maps) outlining the Development Corporation's intentions should negotiations for the Sandy Point project be successful. Proposed use of the property is likely to be as follows:

Proposed Land Use  
Sandy Point Beach Area

	<u>Acres</u>	<u>%</u>
Cluster Housing	31.7	18
Low Density Housing	42.7	25
Conservation/Wildlife	87.2	50
Active Recreation (Beach)	12.0	7

Rough, approximate estimate of site improvement costs based on the proposed Land Use plan is also included herein.

COASTAL ZONE

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The following materials are included as part of this project's completion report:

1. Articles of Incorporation and Bylaws of the Stockton Springs Development Corporation.
2. Mission Statement including Goals and Objectives for the Organization and its Board of Directors.
3. Correspondence regarding purchase of the Sandy Point project area.
4. Appraisal of the property.
5. The following basic information maps - Topography, Soils and Natural features, existing Land Use, existing and proposal Zoning, proposed Land Use (including site improvement cost estimates).
6. Copies of newspaper articles pertaining to the activities of the Stockton Springs Development Corporation.

On May 19, 1988 at a special Town Meeting, citizens of Stockton Springs voted unanimously to support the continuance of the Stockton Spring Development Corporation's activities with an additional \$10,000.00 appropriation. In addition, it appears likely that the Development Corporation has been successful with its application for an Economic Development Administration grant of \$30,000.00 for an affordable housing project in conjunction with its real estate activities.

Stockton Springs Development Corporation  
Sandy Point Beach Project

Facility Needs & Cost Estimates

- |  |                             |
|--|-----------------------------|
| 1. Site Clean-Up and Improvement Cost  |                             |
| demolition of concrete walls and abutments   | \$15,000                    |
| debris removal (haul off-site)   | \$7,000                     |
| 2. Construct 100 Car Parking Lot (gravel surface<br>(30,000 sq.ft)   | \$4,000                     |
| 3. Construct New Gravel Access Road (approximately<br>3,000') to Site Utilizing Old Railway Bed                        | \$15,000                    |
| 4. Construct Seasonal Enclosure (50' x 40') and<br>Associated Public Rest Rooms<br>(including septic and water supply) | <u>\$27,500</u><br>\$68,500 |

STOCKTON SPRINGS DEVELOPMENT CORPORATION  
Purpose of the Organization

The Stockton Springs Development Corporation is a private, non profit, (501(c)3) rural Community Development Corporation located in Stockton Springs, Maine. It was created by the Town at its annual Town Meeting, on March 11, 1988 to protect the Town's vital interest in two key areas - Stockton Harbor and Sandy Point Beach.

In Stockton Harbor a public boat landing facility, used by local fishermen, is located on private land with only an informal and somewhat tenuous arrangement with its present owner - The Bangor and Aroostook Railroad - for its continued use. The Sandy Point Beach area is an important recreational resource for the town and region. It is now facing considerable development pressure. Central Maine Power Company owns key parcels of land in the Sandy Point area, including the Beach itself. Assuring its continued availability for public use is another prime reason for initiating the Stockton Springs Development Corporation.

The primary goal of the Stockton Springs Development Corporation is to plan, locate and execute developments in Stockton Springs in such a manner so as to minimize the impact on the natural environment of the Community and to maximize the returns for the economic and social well-being of the citizens of the Town.

The specific objectives of the Stockton Springs Development Corporation are to:

1. Assure that the Sandy Point Beach area remains open and available for public use by Townspeople.
2. Develop, or arrange for the development, of areas adjacent to the beach to be done in an aesthetically pleasing, environmentally sound manner, respecting the interests of adjacent property owners and the townspeople, while contributing, to the maximum extent possible, to the town's tax, employment and affordable housing base.
3. Forge solid working partnership with commercial interests, land owners and the town to protect public water access and to stimulate the development of a marina and related activities in the Stockton Harbor area.
4. Facilitate and administer the development of both areas in accordance with a detailed, community-backed, long term plan acceptable to all interests involved.
5. Accomplish its goals by: a) negotiating a long term land purchase agreement with CMP and the B&A Railroad, b) utilizing current and projected value of the properties as leverage for operating and development funds, and c) targeting income from its for-profit activities to support important community objectives in housing, recreation and employment.

In short, the Corporation has been established to protect important and valuable coastal areas for future generations and to arrange for the wise use of certain, other associated areas through carefully planned recreation, housing and harbor developments.

Board of Directors  
of the  
Stockton Springs Development Corporation

Frank Raftery	P.O. Box 581 Stockton Springs, Maine 04981
Richard Harriman	P.O. Box 82 Stockton Springs, Maine 04981
Nancy Suppes	Stockton Springs, Maine 04981
Jerry Nickerson	Box 11 Sandy Point, Maine 04972
Robert Ludwig	Cape Jellison Road Stockton Springs, Maine 04981
Gretchen Gaffney	Blanket Lane Stockton Springs, Maine 04981
Bernard Baker	Stockton Springs, Maine 04981
Dan Harrison	RFD 1, Box 1004 Stockton Springs, Maine 04981

Staff Person for the Corporation: Ron Poitras, PVOOG

STOCKTON SPRINGS DEVELOPMENT CORPORATION  
Mission Statement  
(Draft - For Discussion Purposes Only)

I. Background

The Stockton Springs Development Corporation is a private, non profit, (501(c)3) rural Community Development Corporation located in Stockton Springs, Maine. It has been created to protect the Town's vital interest in two key areas - Stockton Harbor and Sandy Point Beach.

In Stockton Harbor a public boat landing facility, used by local fishermen, is located on private land with only an informal and somewhat tenuous arrangement with its present owner - The Bangor and Aroostook Railroad - for its continued use. The Sandy Point Beach area is an important recreational resource for the town and region. It is now facing considerable development pressure. Central Maine Power Company owns key parcels of land in the Sandy Point area, including the Beach itself. Assuring its continued availability for public use is another prime objective and reason for initiating the Stockton Springs Development Corporation.

Utilizing a variety of public and private resources, the Stockton Springs Development Corporation seeks to bring a balanced approach to coastal resource protection and real estate development with the additional goals of generating local employment, providing better housing opportunities and enhancing water and recreational access to this portion of the Maine Coast.

II. Need

There is a distressing and clearly identifiable pattern of declining employment opportunities in Waldo County. Between 1978 and 1985 the employment base in Waldo County decreased by 17% while that of the state as a whole increased by 13%. Average per capita income in Waldo County is now 23% lower than the statewide average, having increased from 15% in 1978.

The lack of decent housing is also a major problem that plagues the rural communities of Waldo County, and Stockton Springs in particular. Most federal low income housing programs and funds have been decimated over the past seven years. The housing conditions in Waldo county are also more than likely to be lacking in basic necessities. According to the 1980 Census 13.9% of the housing units in the County were deficient in adequate bathroom facilities, while the statewide average was 6.8%. In Stockton Springs the comparable figure was 12.0%.

There is as well a pressing need for additional recreational facilities in the area and Sandy Point Beach project area offers an unmatched opportunity for meeting the need. In the 11 community, lower Penobscot River/Bay Region, Sandy Point represent roughly 80% of the total available beach resource for the residents of the Bangor area, the surrounding coastal area, as well as for the burgeoning population of summer visitors.

In order for the Stockton Springs Development Corporation to succeed it must have a clearly defined mission and a committed, organized constituency. Recent surveys undertaken as part of the towns comprehensive planning reveal that as many as 76% of the townspeople of Stockton Springs would like to see recreational facilities expanded and developed in town. Adding a marina was the type of facility that most of those who were surveyed said they would like to see developed first. 81% of the people according to the survey said they would like to see shoreland property acquired for public use and 72% were even willing to see taxes increased to accomplish such a goal.

### III. Mission

The Stockton Springs Development Corporation is to be a voluntary association established to plan, locate and execute developments in Stockton Springs in such a manner so as to minimize the impact on the natural environment of the Community and to maximize the returns for the economic and social well-being of the citizens of the Town. Specifically, the Corporation will seek to protect important and valuable coastal areas for future generations and arrange for the wise use of certain, other associated areas through carefully planned recreation, housing and harbor developments.

The mission of the Stockton Springs Development Corporation would be to:

1. Assure that the Sandy Point Beach area would remain open and available for public use.
2. Develop, or arrange for the development, of areas adjacent to the beach to be done in an aesthetically pleasing, environmentally sound manner, respecting the interests of adjacent property owners and the townspeople, while contributing, to the maximum extent possible, to the town's tax, employment and affordable housing base.
3. Forge solid working partnership with commercial interests, land owners and the town to protect public water access and to stimulate the development of a marina and related activities in the Stockton Harbor area.
4. Facilitate and administer the development of both areas in accordance with a detailed, community-backed, long term plan acceptable to all interests involved.
5. Accomplish its goals by: a) negotiating a long term land purchase agreement with CMP and the B&A Railroad, b) utilizing current and projected value of the properties as leverage for operating and development funds, and c) targeting income from its for-profit activities to support important community objectives in housing, recreation and employment.

### IV. First Year Objectives (July 1, 1988 - June 31, 1989)

The following activities will be carried out by the Corporation in its first year:



1. Incorporation of the Organization to include the filing of articles of incorporation, enactment of by-laws and appointment of a Board of Directors and officers.
2. Preparation of a detailed mission statement with both short-term and long term goals and objectives.
3. Procurement of initial start-up funding and formal local government approval for the Stockton Springs Development Corporation.
4. Preparation of memoranda of understanding, to be negotiated with both Central Maine Power Company and the Bangor and Aroostook Railroad, said 'memoranda of understanding' to contain working agreements for the purchase and transfer of strategic land parcels of importance to the Stockton Springs Development Corporation.
5. Completion of conceptual land use plans for both the Sandy Point Beach and Stockton Harbor areas including the delineation of areas suitable for preservation, recreation and development.
6. Organization of a public meeting to obtain comment on goals and plans of the Stockton Springs Development Corporation.
7. Preparation of a business plan (detailed site and business development program) for housing and marina in selected project areas.

#### V. Five Year Accomplishments (1989 - 1994)

As a guide for the direction of the organization in the next 3-5 years the Stockton Springs Development Corporation aims to accomplish:

1. 10-15 new dwelling units constructed each year in the project areas, utilizing local labor and with some of the units eligible for special financing under, Federal Housing and Urban Development Department, Section 8 guidelines, FmHA rural housing initiatives or some other similar public housing support program.
2. A local job training program for individuals with on-the-job training for housing construction and rehabilitation.
3. Infrastructure needs identified and provided as a basis for attracting private investment in Marina development and related support activities.
4. Several key natural areas within the project areas either preserved in an undeveloped state or actively utilized and managed for community recreational purposes.
5. Establishment of an investment fund to assist new or expanded private businesses that exhibit potential for profitable growth and significant job creation in Stockton Springs and in the marine-related area.

Filing Fee \$20.00

For Use By The  
Secretary of State

File No. ....

Fee Paid .....

C. B. ....

Date .....

NONPROFIT CORPORATION

STATE OF MAINE

ARTICLES OF INCORPORATION

Pursuant to 13-B MRSA §403, the undersigned, acting  
as incorporator(s) of a corporation, adopt(s) the fol-  
lowing Articles of Incorporation:

For Use By The Secretary of State  
FILED

19 .....

Deputy Secretary of State

A True Copy When Attested  
By Signature

Deputy Secretary of State

FIRST: The name of the corporation is Stockton Springs Development Corporation

SECOND: The corporation is organized for all purposes permitted under Title 13-B, MRSA, or, if not for all such purposes, then for the following purpose or purposes:

THIRD: The name of its Registered Agent and address of registered office: (The Registered Agent must be a Maine resident, whose business office is identical with the registered office or a corporation, domestic or foreign, profit or nonprofit, having an office identical with such registered office.)

Name Frank Rafferty

Street & Number P.O. Box 851

City Stockton Springs, Maine 04981  
(zip code)

FOURTH: The number of directors (not less than 3) constituting the initial board of directors of the corporation, if they have been designated or elected, is \_\_\_\_\_

The minimum number of directors (not less than 3) shall be 8 and the maximum number of directors shall be 8

FIFTH: Members: ☒ There shall be no members.  
("X" one box only)

☐ There shall be one or more classes of members, and the information required by §402 is as follows:

SIXTH: ☒ (Check if this article is to apply)

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

STOCKTON SPRINGS DEVELOPMENT CORPORATION

BY-LAWS

ARTICLE I Name

The name of the organization shall be STOCKTON SPRINGS DEVELOPMENT CORPORATION.

ARTICLE II Purpose

The Stockton Springs Development Corporation is a voluntary association established to plan, locate and execute developments in Stockton Springs in such a manner so as to minimize the impact on the natural environment of the Community and to maximize the returns for the economic and social well-being of the Citizens of the Town. Specifically, the Corporation will seek to protect important and valuable coastal areas for future generations and arrange for the wise use of certain other associated areas through carefully planned recreation, housing and harbor development.

ARTICLE III Directors

Section 1. Directors will consist of one municipal officer, and several resident persons chosen by the governing board of the municipality. This membership shall be considered to be the Board of Directors of the Corporation.

Section 2. The SSDC Board of Directors shall serve staggered terms of three years each. Four specified terms are to conclude on July 30, 1990, and four other terms are to conclude on July 30 each year thereafter. Directors may be reappointed to serve additional, consecutive three-year terms. The specific end date of each initial term shall be established in accordance with a slate of positions to be approved by the SSDC Board of Directors at their regular meeting on July 1, 1988.

ARTICLE IV Officers

The officers of the Corporation shall be as follows: President, Vice President, Secretary, and Treasurer. The officers shall be elected at the first meeting of the Board of Directors following the annual meeting. Such officers shall be elected by the Board of Directors from the membership.

ARTICLE V Administration of the Corporation

The Stockton Springs Development Corporation may contract for services for the administrative functions of the organization, or it may hire staff to undertake these functions.

## ARTICLE VI Meetings

Section 1. Annual Meetings: Annual meetings of the Corporation shall be in September of each year.

Section 2. Regular Meetings: Regular meetings of the Corporation shall be held as frequently as deemed necessary. Such meetings can be called by the President, or in his/her absence, by the Vice President, provided that members are notified at least three days prior to the date of the meeting.

Section 3. Quorum: That a quorum of the Board shall be defined as a majority of the voting members of the Board of Directors who are required to be present at a meeting before the Board can transact official business. A quorum will be constituted when at least two of the named officers of the corporation is present, and three other members of the Board of Directors are present.

## ARTICLE VII Vacancies

Individuals to fill vacancies on the Board of Directors shall be nominated by the President, with the approval of the Board of Directors. The governing board of the Town of Stockton Springs will select from those nominated individuals to fill vacancies.

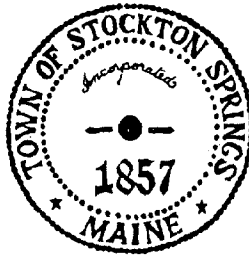
## ARTICLE VIII Dissolution

In the event of dissolution of the Corporation, all of the assets of the Corporation remaining after the payment of all the Corporation legal obligations shall be given to the Town, for public purposes, as provided for under Section 501C (3) of the Internal Review Code, 1954 as amended.

No part of the net earnings of the Corporation shall inure to the benefit of any member, director, or officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation in carrying out one or more of its purposes), and no member, director or officer of the Corporation, or any private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation.

## ARTICLE IX Amendments

The By-Laws may be amended from time to time by a vote of a majority of the Board of Directors present at any duly constituted meeting of the Board provided that the wording of any proposed amendment shall be sent to each Director at least fifteen (15) days prior to the date upon which said amendment is to be considered.



## OFFICE OF SELECTMEN

April 4, 1988

John Rowe  
President  
Central Maine Power Company  
Edison Drive  
Augusta, Maine 04330

Dear Mr. Rowe;

As you may know, the Town of Stockton Springs has, on repeated occasions indicated its interest in the Sandy Point Beach property that your Company owns in Stockton. We met with Norman Rodrique and Dustin Creamer of your Administrative Services division on November 22, 1987. At that time we indicated that we would present a proposal to Central Maine Power Company to secure Town control and use over the Sandy Point Beach property.

Our prime objective remains to maintain and if possible improve public access to the Beach area. We are also concerned about the type and quality of development surrounding the Sandy Point beach area.

During the last three months we have assembled environmental and land use information regarding the Sandy Point Beach area, and formed a local development Corporation to negotiate, and we hope, manage and carry forward the project for the Sandy Point Beach property as briefly outlined below:

1. The Stockton Springs Development Corporation recently formed by the Town of Stockton Springs, wishes to purchase the 240 + acres of land Central Maine Power Company owns in the Sandy Point Beach area of Stockton Springs, including Sandy Point Beach. For reasons that will become obvious as our plans are further outlined, the Development Corporation proposes a minimal down payment, seeks an extended payment period, and needs a clear and unincumbered Title to the property.
2. The Town's current valuation on the property is approximately \$250,000. We are willing to offer \$430,412 which we hope you'll accept as a reasonable rate of return on the property. The Stockton Springs Development Corporation proposes a down payment of \$50,000, with payments on the balance to be made over a ten year period, at a 10 percent simple, annual interest rate.
3. In addition to enhancing public access and recreational opportunities to the Beach, the Stockton Springs Development Corporation intends to develop a limited portion of the property for local housing, both for market sales and income-qualified housing purposes. The Development Corporation's housing activities would:

- a. develop a ten year housing construction program creating, approximately fifteen new jobs in the area.
- b. make available, at a minimum, 30% of the housing to income-qualified persons in the area.
- c. construct aesthetic, environmentally well-situated, energy efficient housing that could serve to promote the benefits of such housing and development to others.

While seeking to protect the Sandy Point Beach area's most sensitive environmentally unsuitable land from development, we intend to carefully develop other suitable parcels in accordance with a community generated and accepted plan. In this way the development activities can provide a much needed boost to the area's economy, in accordance with clearly established public purposes, and at the same time, not jeopardize valuable coastal resources.

Thank you for your consideration and we look forward to your reply.

Sincerely,

Frank Raftery  
President  
Stockton Springs Development Corporation



Central Maine Power Company  
Edison Drive, Augusta, Maine 04336

(207) 623-3521

John W. Rowe  
President and Chief Executive Officer

May 6, 1988

Frank Raftery, President  
Stockton Springs Development  
Corporation  
Office of Selectmen  
Stockton Springs, ME 04981

Dear Mr. Raftery:

Obviously our most recent letters crossed in the mail. I trust you have received my letter dated April 27th in which I responded to your inquiry with regard to our Sandy Point Beach property. I have forwarded your request for an option on the property to Norman Rodrigue of our real estate department. You should be hearing from him shortly.

Very truly yours,

CMP

An electric company in Maine  
dependent upon earning the trust of its investors, employees, customers and their government representatives.

May 4, 1988

John Rowe  
Central Maine Power  
Edison Drive  
Augusta, Maine 04330

Dear Mr. Rowe:

Although we haven't heard from you or your representatives regarding our offer for your Sandy Point property, what informal indications we have received seem to suggest that our proposal is at least being given serious consideration.

Our organization has been hard at work, formalizing our incorporation, meeting with interested Townspeople and gathering basic site information. At this point we are convinced that our plans and prospects are solid ones provided, obviously, that we can obtain your cooperation and consent to a sale.

Before we go any further with our project development we would like to request that some sort of arrangement be worked out for the Stockton Springs Development Corporation to obtain an option on the Sandy Point property until firm arrangements can be worked out for its purchase.

We hope you can give this proposal prompt consideration.

Thank you very much.

Sincerely,

Frank Raftery





Central Maine Power Company  
Edison Drive, Augusta, Maine 04330

(207) 623-3521

John W. Rowe  
President and Chief Executive Officer

April 27, 1988

Frank Raftery, President  
Stockton Springs Development  
Corporation  
Office of Selectmen  
Stockton Springs, ME 04981

Dear Mr. Raftery:

After receiving your letter concerning Central Maine Power Company's Sandy Point Beach area property in Stockton Springs, your proposal received detailed discussion and review in both our Real Estate Department and among senior management.

We certainly appreciate the Town's interest in Sandy Point. It is a beautiful and valuable property. However, your proposal that we convey our property at an amount substantially less than fair market value presents a problem for us given our responsibilities to our stockholders and customers.

Our current intention is to explore the variety of options available to us for the responsible use of this property to the mutual benefit of owners of our Company and our customers. In doing so, I can pledge to you that we will make every effort to keep the Town advised and to consult with you as we move forward. If there is any way that we can accommodate the Town's desires with respect to this property, and meet our fiduciary obligations to the Company's owners, we will be pleased to do so.

Thank you for your interest in our property and as I mentioned above, I have asked our Real Estate Department to keep you informed of our plans.

Yours truly,



John W. Rowe

CMP

An electric company in Maine  
dependent upon earning the trust of its investors, employees, customers and their government representatives.

MIDCOAST APPRAISAL COMPANY OF SEARSPORT  
POST OFFICE BOX 24  
SEARSPORT, ME 04974-0094  
(207) 648-6508

MAY 27, 1988

STOCKTON SPRINGS DEVELOPMENT CORPORATION  
STOCKTON SPRINGS, MAINE 04981

GENTLEMEN:

AS PER YOUR REQUEST WE HAVE CONDUCTED A NARRATIVE APPRAISAL  
CONDUCTED ON VARIOUS PARCELS LOCATED IN THE SANDY POINT AREA  
OF STOCKTON SPRINGS, MAINE.

WE ESTIMATE THE APPRAISED VALUE OF THE SUBJECT PARCELS AS  
OF MAY 27, 1988 TO BE:

SEVEN HUNDRED AND FIFTY NINE THOUSAND - FOUR HUNDRED DOLLARS

\*\*\*\$759,400.00\*\*\*

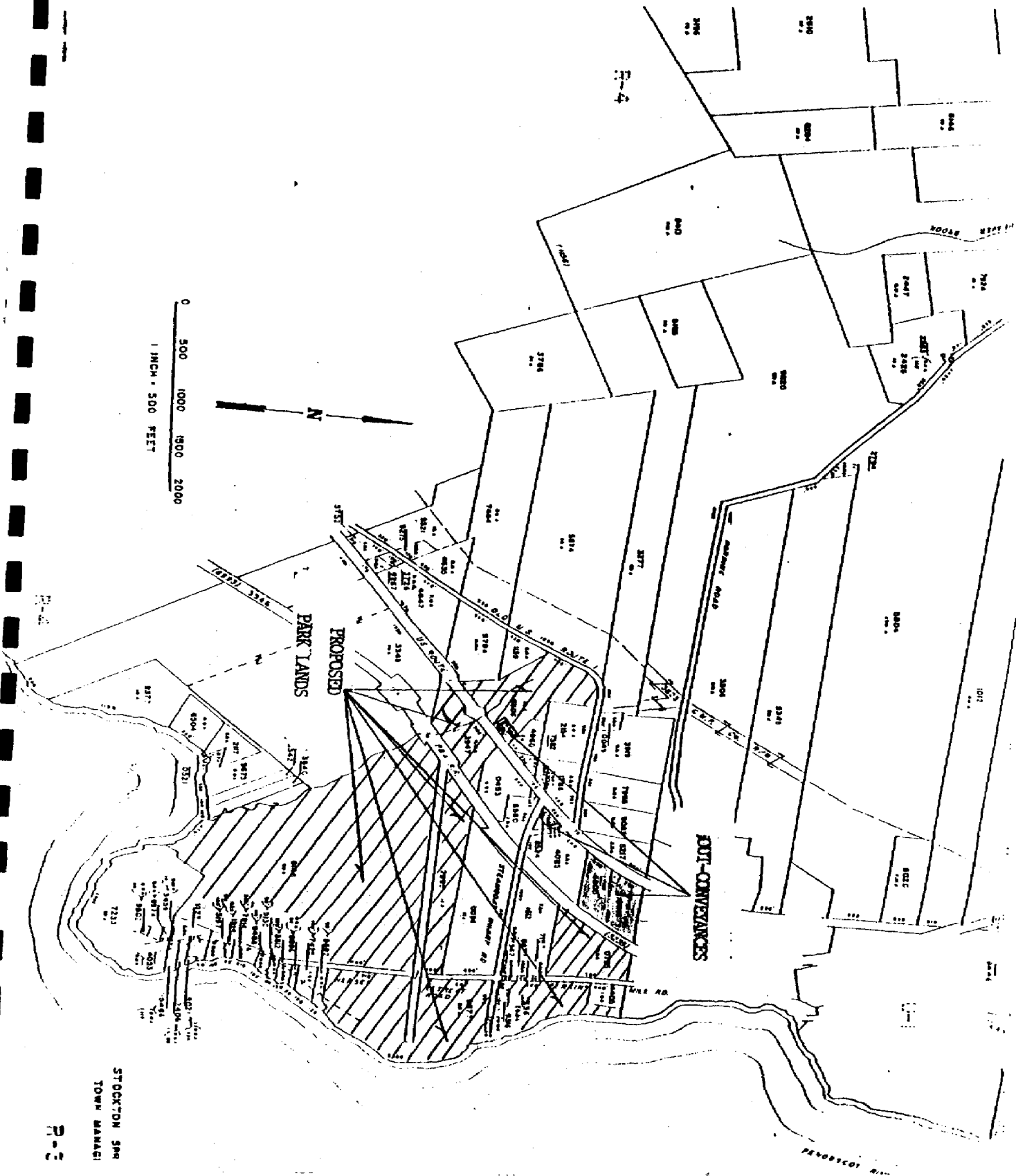
THE COST OF THE APPRAISAL WITH ACCOMPANYING PHOTOS AND ALL  
REQUIRED ADDENDA IS \$700.00.

PLEASE MAKE CHECK PAYABLE TO: MIDCOAST APPRAISAL COMPANY.

VERY TRULY YOURS,

  
HANS BURKARD, CREA

Owner/Client Stockton Springs Development Corporation  
Property Address Various parcels located in Stockton Springs Map R-3  
City Stockton Springs County Waldo State Maine Zip Code 04981  
Lender N/A



STOCKTON SPR  
TOWN MANAGE

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

#### **CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS**

**CERTIFICATION:** The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the under signed affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser." No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

**CONTINGENT AND LIMITING CONDITIONS:** The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title there-to, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

Date: May 26, 1988

Appraiser(s)

*Hans Burkard*  
Hans Burkard, CREA

MIDCOAST APPRAISAL COMPANY OF SEARSPORT, POST OFFICE BOX 94, SEARSPORT, ME 04974-0094  
(207) 548 - 6508

BORROWER/CLIENT: STOCKTON SPRINGS DEVELOPMENT CORPORATION

PROPERTY ADDRESS: VARIOUS PARCELS LOCATED IN STOCKTON SPRINGS MAP R-3

CITY: STOCKTON SPRINGS COUNTY: WALDO STATE: MAINE ZIP CODE: 04981

LENDER: N/A

APPRAISAL ADDENDUM  
OUT CONVEYANCES

A SEARCH OF THE WALDO COUNTY REGISTRY OF DEEDS AVAILED THE FOLLOWING INFORMATION AS PERTAINS TO THE VARIOUS SUBJECT PARCELS OF LAND; SEVERAL TITLE TRANSFERS WHICH WERE PREVIOUSLY UNKNOWN TO THE CLIENT WERE OBSERVED. THE FOLLOWING IS A LIST OF KNOWN TITLE TRANSFERS:

GRANTOR	GRANTEE	BOOK	PAGE	MAP	LOT
1. CENTRAL MAINE POWER COMPANY	GERALDINE E. MORRISON	816	/ 981	R-3	/ 6506*
2. CENTRAL MAINE POWER COMPANY	RAYMOND I. BOOTH, JR.	879	/ 75	R-3	/ 0918*
3. RAYMOND I. BOOTH, JR.	DARREN AND LORELEI SHUTE	915	/ 294	R-3	/ 0918*
4. CENTRAL MAINE POWER COMPANY	JOSEPH GANDELMAN	978	/ 299	R-3	/ 8524

SEE ATTACHED DEED ADDENDA FOR LEGAL DESCRIPTIONS.

\* PART OF TOTAL PARCEL.

MIDCOAST APPRAISAL COMPANY OF SEARSPORT, POST OFFICE BOX 94, SEARSPORT, ME 04974-0094  
(207) 548 - 6508

BORROWER/CLIENT: STOCKTON SPRINGS DEVELOPMENT CORPORATION

PROPERTY ADDRESS: VARIOUS PARCELS LOCATED IN STOCKTON SPRINGS

CITY: STOCKTON SPRINGS COUNTY: WALDO STATE: MAINE ZIP CODE: 04981

LENDER: N/A

APPRAISAL ADDENDUM  
PROPERTY DESCRIPTIONS AND ESTIMATED VALUES

PARCEL NO. 1 \*

LOT # 9877 AS SHOWN ON THE STOCKTON SPRINGS TOWN MANAGEMENT MAP NO. R-3. SITE OF FORMER FERTILIZER PLANT, APPROXIMATELY 30.0 ACRES. ESTIMATED WATER FRONTAGE ON PENOBSCOT RIVER 2,950 FEET. PART OF PARCEL, INCLUSIVE OF ALL BEACH AREAS, IS LOCATED IN A RESOURCE PROTECTION AREA AND PROHIBITED FROM DEVELOPMENT. THE REMAINDER OF THE SITE IS POORLY DRAINED AND MAY ONLY BE PARTIALLY SUITABLE FOR DEVELOPMENT. THE TOPOGRAPHY OF THE LAND IS LEVEL AT THE BEACH TO SEVERELY SLOPING TOWARDS PERKINS MILL ROAD.

RECENT SALES OF NEARBY SIMILAR WATERFRONT PROPERTIES INDICATE AN ESTIMATED VALUE OF \$200.00 PER FOOT FOR WATER FRONTAGE OR \$590,000.00.

IN ADDITION TO THE WATER FRONT AREA THERE ARE SEVERAL POSSIBLE BUILDING SITES LOCATED ALONG PERKINS MILL AND HERSEY RETREAT ROADS. THESE SITES COMPRISE APPROXIMATELY ONE HALF OF THE TOTAL PARCEL AREA OR 15 ACRES. THE TOPOGRAPHY OF THE LAND IS LEVEL AT THE ROADS TO SEVERELY SLOPING TOWARDS THE BEACH.

RECENT SALES OF NEARBY SIMILAR PROPERTIES INDICATE AN ESTIMATED VALUE OF \$1,000.00 PER ACRE OR \$15,000.00.

TOTAL ESTIMATED VALUE OF PARCEL NO. 1 IS.....\$605,000.00

PARCEL NO. 2 \*

LOT # 0795 AS SHOWN ON THE STOCKTON SPRINGS TOWN MANAGEMENT MAP NO. R-3. THIS SITE IS APPROXIMATELY 9.5 ACRES. TOPOGRAPHY OF THE LAND IS SLIGHTLY SLOPING. EQUALLY DIVIDED INTO FIELDS AND WOODS, THERE ARE THREE POSSIBLE BUILDINGS SITES WITH FRONTAGE ON PERKINS MILL ROAD.

RECENT SALES OF NEARBY SIMILAR PROPERTIES INDICATE AN ESTIMATED VALUE OF \$2,000.00 PER ACRE OR \$19,000.00.

TOTAL ESTIMATED VALUE OF PARCEL NO. 2 IS.....\$ 19,000.00

PARCEL NO. 3 \*

LOT # 7095 AS SHOWN ON THE STOCKTON SPRINGS TOWN MANAGEMENT MAP NO. R-3. THIS SITE IS APPROXIMATELY 11.0 ACRES. TOPOGRAPHY OF THE LAND IS SLIGHTLY SLOPING. ALL WOODED AND PENCIL SHAPED, IT ABUTS BOTH ACTIVE AND DEFUNCT B & A RAIL ROAD SPUR LINES. THERE IS ONE POSSIBLE BUILDING SITE LOCATED ALONG HERSEY RETREAT ROAD.

RECENT SALES OF NEARBY SIMILAR PROPERTIES INDICATE AN ESTIMATED VALUE OF \$ 600.00 PER ACRE OR \$6,600.00.

TOTAL ESTIMATED VALUE OF PARCEL NO. 3 IS.....\$ 6,600.00

PARCEL No. 4 \*

LOT # 8148 AS SHOWN ON THE STOCKTON SPRINGS TOWN MANAGEMENT MAP NO. R-5. THIS SITE IS APPROXIMATELY 50.0 ACRES. TOPOGRAPHY OF THE LAND IS LEVEL TO SLOPING. ALL WOODED WITH SEVERAL YEAR-ROUND STREAMS. IRREGULAR IN SHAPE, IT ABUTS BOTH ACTIVE AND DEFUNCT B & A RAIL ROAD SPUR LINES. THERE ARE SEVERAL POSSIBLE BUILDINGS SITES ON THE PROPERTY. PRESENT ACCESS IS VIA HERSEY RETREAT ROAD.

RECENT SALES OF NEARBY SIMILAR PROPERTIES INDICATE AN ESTIMATED VALUE OF \$ 500.00 PER ACRE OR \$22,500.00.

INCLUDED IN THE ABOVE IS APPROXIMATELY 5 ACRES WITH 470 +/- FEET ALONG FORT POINT COVE.

RECENT SALES OF NEARBY WATERFRONT PROPERTIES INDICATE AN ESTIMATED VALUE OF \$200.00 PER FOOT FOR WATER FRONTAGE OR \$94,000.00.

TOTAL ESTIMATED VALUE OF PARCEL No. 4 IS.....\$116,500.00

PARCEL No. 5 \*

LOT # 3947 AS SHOWN ON THE STOCKTON SPRINGS TOWN MANAGEMENT MAP NO. R-5. THIS SITE IS APPROXIMATELY 6.5 ACRES. ACCESS TO THE SITE IS VIA U.S. ROUTE # 1 AT WHICH POINT THE TOPOGRAPHY OF THE LAND IS SEVERELY SLOPING. ALMOST COMPLETELY WOODED WITH A YEAR-ROUND STREAM DISSECTS THE PROPERTY. IT IS BELIEVED THERE ARE NO POSSIBLE BUILDING SITES LOCATED UPON THE LOT. THE REAR OF THE PROPERTY ABUTS AN ACTIVE SPUR LINE OF THE B & A RAIL ROAD.

RECENT SALES FOR LOTS WITH LIMITED POTENTIAL DO NOT EXIST. IT IS THE OPINION OF THIS APPRAISER IF A LOT OF A SIMILAR TYPE WERE PLACED ON THE MARKET THE ONLY VALUE WOULD BE TO THE ABUTTING OWNER. ESTIMATED VALUE IS \$200.00 PER ACRE.

TOTAL ESTIMATED VALUE OF PARCEL No. 5 IS.....\$ 1,300.00

PARCEL No. 6 \*

LOT # 6506 AS SHOWN ON THE STOCKTON SPRINGS TOWN MANAGEMENT MAP NO. R-5. THIS SITE IS APPROXIMATELY 11.0 ACRES. 1.86 ACRES OF U. S. ROUTE # 1 ROAD FRONTAGE WAS OUT-CONVEYED TO GERALDINE MORRISON AND RECORDED IN BOOK 816 PAGE 881, WALDO COUNTY REGISTRY OF DEEDS. TOPOGRAPHY OF THE LAND IS SLOPING. EQUALLY DIVIDED INTO FIELDS AND WOODS, THERE ARE SEVERAL POSSIBLE BUILDING SITES LOCATED ON THE PROPERTY. ACCESS TO THE SITE IS VIA THE NORTH SIDE OF U. S. ROUTE # 1 AND THE SOUTH SIDE OLD U. S. ROUTE # 1. POSSIBLE BUILDING SITES EXIST ALONG OLD U. S. ROUTE # 1. U. S. ROUTE # 1 FRONTAGE IS PRESENTLY OCCUPIED BY A COMMERCIAL ESTABLISHMENT. BUILDINGS ARE LOCATED ON CENTRAL MAINE POWER COMPANY PROPERTY. THE OWNER OF THE BUILDING HAS THE RIGHT OF FIRST REFUSAL TO PURCHASE THE REMAINDER OF LOT # 6506.

RECENT SALES OF NEARBY SIMILAR PROPERTIES INDICATE AN ESTIMATED VALUE OF \$1,000.00 PER ACRE OR \$11,000.00.

TOTAL ESTIMATED VALUE OF PARCEL No. 6 IS.....\$ 11,000.00

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TOTAL ESTIMATED VALUE OF ALL PARCELS IS.....\$759,400.00

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# New group in Stockton Springs appointed to aid development

By Henry Farr  
Correspondent

STOCKTON SPRINGS — Selectmen Thursday announced the appointment of the Stockton Springs Development Organization.

Selectmen may not negotiate real estate deals for the town but the group just appointed may negotiate loans and make purchases of land. The SSDO is non-profit and will promote recreation, conservation and management of wildlife.

The immediate goal of the SSDO is to gain title to a portion of the beach at Sandy Point now owned by Central Maine Power Co.; also some frontage on the Cape Jellison area owned by the Bangor and Aroostook Railroad.

Rights of way are also included in the plans. Members of the SSDO are: Nancy Suppes, Gretchen Gaffney, Danny Harrison, Richard Harriman, Jerry Nickerson, Frank Raftery, Robert Ludwig and Bernard Baker.

"We may not see any big results right away," said Selectman Richard Harriman, "but enough effort and a little time will let the people onto healthful recreation areas belonging to the town."



SANDY POINT LEGION HALL  
THURSDAY APRIL 28, 1988

The Stockton Springs Development Corporation will hold a public informational meeting to discuss action regarding the future of Sandy Point Beach. All citizens of Sandy Point, Stockton Springs, and any other person with an interest in the beach is encouraged to attend.

# Stockton property sought

A local development corporation formed at the Stockton Springs town meeting in March is moving to acquire public access to Stockton Harbor and the Penobscot River.

The eight-member group has approached Central Maine Power Co., which owns approximately 240 acres at Sandy Point, including a popular beach, and the Bangor Investment Co., which owns 123 acres on the harbor.

President Frank Raftery said this week neither company has responded to the initiatives as yet. He would not disclose what the committee proposed.

The two lots have been eyed by town officials for several years.

Raftery said the Bangor Investment Co. land would insure access to the water for clambers, lobstermen and boat owners. The CMP land, on which he saw two osprey and an eagle on a recent visit, would provide a sandy beach for Stockton residents and others.

The corporation is looking at ways the land could be developed to yield the purchase prices and still protect the public's interest.

Working with developers is a possibility, he said.

The eight members of the corporation, which is now being for-

malized, are Raftery, Bernie Baker, Jerry Nickerson, Selectman Richard Harriman, Nancy Suppes, Gretchen Gaffney, Bob Ludwig and Dan Harriman.

The group plans an informational meeting in Sandy Point this Thursday and one in Stockton village next month.

Raftery said they hope to report to a special town meeting this summer.

The stakes are high. Raftery said an ad hoc group that negotiated with the Bangor Investment Co., a subsidiary of the Bangor & Aroostook Railroad, several years ago was told their \$450,000 offer would have been acceptable a year earlier.

He said both companies want to make a profit on the sale of their properties, but they are concerned about their public images as well.

"Permanent access appears obtainable," Raftery said. "And maybe we'll go all the way."

IMPORTANT PUBLIC MEETING!

STOCKTON SPRINGS ELEMENTARY SCHOOL

THURSDAY MAY 12, 1988

7 P.M.

The Stockton Springs Development Corporation will hold a public informational meeting to discuss action regarding the future of Stockton Harbor and Sandy Point Beach. All residents of Stockton Springs, Sandy Point and any other interested persons are encouraged to attend.

# Board hears options on development issue

STOCKTON SPRINGS — The Stockton Springs Development Corp. met Monday in the village hall. Representatives of several organizations that advise units such as this told of the many available angles and opportunities for help in getting started.

Don Phillips of Coastal Enterprises Inc. told how his firm had been working with officials in Vinal Haven and Winter Harbor.

"There are three general steps that, which if properly taken and in the right order, can get the attention of the proper people and avoid long delays," said Phillips. "First, a dedicated manager or leader must be secured and this is likely to require payment of a suitable salary. He must gain the confidence of possible financiers and influence them to act," he said.

"The second part means that a community must show public interest and support of the proposed plan until the business is completed. Finally, there is a need for cash to carry on the multitude of checks, investigations, correspondence and research," he said.

Don Olsen of the same firm listed a number of national, commercial and individual sources that are known to give financial help.

"Several banks and insurance companies are known to finance projects similar to this one at interest lower than the prevailing commercial rates if the land purchase has social significance or public interest," said Olsen.

Barrel Bradford, a Bangor attorney with a home at Sandy Point, remarked on several legal points that might need to be cleared up. Particularly, he said there might be an advantage in having a legal survey and evaluation of the Sandy Point and Cape Jellison areas related to the local project. Bradford offered to see such action through if needed.

Summarizing the meeting, Frank Raftery, chairman, said he felt the corporation was taking action by gathering the facts and ideas presented at the meeting.

"Now we know of several advantages we may take and also of several options in financing. After this guiding meeting, we hope to avoid a lot of possible mistakes," Raftery said.

A business meeting of the corporation will be held at 6 p.m. Friday, May 6, at the high school. The meeting will be followed by an open general discussion meeting. The public is invited.

## Development group objectives discussed

STOCKTON SPRINGS — The Stockton Springs Development Corp. took another step forward at a meeting Thursday, when about 30 concerned citizens discussed the objectives planned by the corporation.

The general consensus was that the Sandy Point Beach area and Stockton harbor are two of the natural resources that the town of Stockton Springs needs to gain control over for the general public to continue to use and enjoy.

"There are problems to be gotten over," said Richard Harriman, board member and selectman, "but I feel the project is needed and our people want it. In my more than 10 years in public office, I haven't seen a project that seems more popular."

Several people asked for more specific details, including numbers and locations. Howard Gray, member of the town's original zoning and code committee, read excerpts from early documents that pertain to the Stockton Harbor shoreland owned by the Bangor and Stockton Railroad.

Comments on the rights of way boundaries in Sandy Point.

Board member Jerry Nickerson pointed out that seed money meeting expenses was needed the corporation to operate as a business, and urged everyone to attend special town meeting at 7 p.m. Thursday, May 19, at the Griffin Memorial Building located next to Community Church.

At that session the village will be asked to appropriate \$10,000 for the use and needs of the corporation. Member Bernard Baker said that would be maps posted to enable those present to follow the story operations that would be made explanation of what is going on.

Chairman Frank Raftery closed the meeting by asking people to submit bits of local history, and any ideas they or their friends may have about the project, to board member Nancy Suppes. "We want this to be the people's project, all the

# Title IX application hearing deadline

By Tom Melton  
Rick Kersbergen, Alan Socca, Bob Edson and the Eastern Maine Development Corp. have a great deal of work to do in the next two-and-a-half weeks to meet the June 6 deadline for a Title IX grant application to the Economic Development Administration. Socca and Edson were appointed last week to serve as the Title IX Subcommittee of the Community Zone Steering Committee.

While the steering committee will be working with EMDC to put the package together, the county is the formal applicant. The lion's share is for development of the Belfast industrial park with \$490,000 sought for road construction, sewer and water line construction, engineering, contingency and inspection. The city has included \$165,000 in its budget as the 25 percent match for the grant request. The bad news Thursday night was that bringing three-phase power to the site not included in the application and probably not pay to bring power to an industrial park. The estimate for that work is \$175,000. Another \$60,000 is requested for an entrepreneurial opportunity fund to help businesses expand. Another problem could help

Stockton Springs study the feasibility of establishing a business to build pre-fab and energy-efficient affordable housing for Waldo County. A development corporation in Stockton Springs has been looking at setting up a business on coastal acreage it hopes to obtain from CMP. \$30,000 is being requested to go with \$10,000 the town will be asked to raise as a special town meeting Thursday. Two other proposals call for assistance to the agricultural sector of the county. The details of the proposals have not been

# \$1.2 million grant application

By Walter Griffin  
Midcoast Bureau

WALDO — The Waldo County Job Opportunity Zone gave preliminary approval Thursday to a \$1.2 million grant application designed to bolster the economic viability of the county. The grant, which if approved will be funded through the federal Economic Development Administration, is structured to aid the recently displaced Penobscot Poultry worker as well as to bolster the county's agricultural community and small businesses. The proposal requests \$80,000 from EDA and will match that with \$360,000 from state and local sources.

As envisioned by the 18-member committee, the grant funds will be allocated in the following areas: \$665,000 for expansion of the Belfast Airport Industrial Park; \$75,000 for

the establishment of an Entrepreneurial Development Fund; \$40,000 for development of an affordable housing program; \$55,000 for an agricultural Readjustment Study; \$55,000 for agricultural business assistance; and \$160,000 for technical assistance and establishment of the Job Opportunity Zone.

Michael Bush, of the Eastern Maine Development Corp., the county's consultant on the O-Zone program, explained that the EDA application must be submitted by June 1. He said preliminary talks held last week with EDA Regional Director John Corrigan indicated that the agency was supportive of the county's proposal. The EDA has \$18 million available to assist communities hit hard by plant closings. The demise of Penobscot Poultry and the resulting loss of 500 jobs and the closing of 80 poultry farms

makes the county eligible for government assistance, Bush said.

Although the County Commissioners have been designated as the legal body that will submit the formal application, the Opportunity Zone Steering Committee will prepare the application and have managerial control over the grant funds.

The industrial park portion of the grant calls for expanding the existing park beyond the runway of the Belfast Airport. The \$665,000 project will bring sewer and water to the site as well as run electrical lines throughout the park. Still to be determined is where the city will find the estimated \$175,000 needed to bring three-phase power to the park site itself. Funding for the park project will include \$490,000 from EDA and \$165,000 from the city.

The \$75,000 Entrepreneurial Development Opportunities Fund will

## gets preliminary approval

be established to make available to Waldo County businesses, business groups and business support organizations grants of up to \$5,000 to hire expertise in support of entrepreneurial development. The program's overall intent is to provide marketing and product development expertise that will lead to business expansions, modernizations, new product development and other activities.

The \$40,000 Affordable Housing Feasibility Study will assist the Stockton Springs Development Corp. with their plan to establish a factory on the waterfront for the purpose of using local labor to create prefabricated, energy-efficient housing units for Waldo County residents. The study will include a market study, housing technology analysis, financial analysis and business plan.

The \$55,000 Agricultural Readjust-

ment Study will provide technical assistance to examine the county's agricultural sector with a primary focus on the poultry and feed-grain industry, as well as forest and aquacultural programs. It will also attempt to define new uses for the county's many abandoned poultry houses. The study will emphasize businesses which will be able to take advantage of displaced poultry workers and make the best use of the existing physical infrastructure.

The \$55,000 Target Agricultural Business Assistance program will be designed to provide counseling assistance to agricultural businesses in Waldo County.

The \$160,000 Job Opportunity Zone Technical Assistance program will provide for coordination of and technical assistance to the Waldo County Job Opportunity Zone. It will be structured to provide a focal point

for the various public agencies and private sector groups involved in economic development projects within the O-zone. It will establish a central office and staff to help coordinate and assist those various economic development efforts.

Bush advised that the keystone of the overall application is the Belfast Industrial Park expansion. He said the EDA has over the years funded many industrial parks and views such projects as "their bread and butter," said Bush.

Committee Chairman Earle Brooks echoed Bush's observation, saying that he came away from last week's meeting with the EDA's Corrigan convinced that the county's proposal would be approved.

"I got the impression from him that he was most receptive to what we were talking about," Brooks informed his committee.

## Newsworthy

### Sandy Point Beach

STOCKTON SPRINGS — The Stockton Springs Development Corporation will meet at 7 p.m. Thursday, May 12, in the elementary school. This will be a public informational meeting to discuss action regarding the future of Sandy Point Beach and Stockton Springs Harbor.

• The Stockton Springs Development Corp. will hold a meeting to discuss the Stockton harbor and Sandy Point Beach, 7 p.m. at the Stockton Elementary School.

### Special town meeting

STOCKTON SPRINGS — A special town meeting will be held at 7 p.m. Thursday, May 19, in the Griffin Memorial Building on Church Street. Voters will be asked to raise \$10,000 for the town development corporation. The meeting also will review the need for changes in town ordinances and zoning codes.

## Stockton property sought

A local development corporation formed at the Stockton Springs town meeting in March is moving to acquire public access to Stockton Harbor and the Penobscot River.

The eight-member group has approached Central Maine Power Co., which owns approximately 240 acres at Sandy Point including a popular beach, and the Bangor Investment Co., which owns 123 acres on the harbor.

President Frank Raftery said this week neither company has responded to the initiatives as yet. He would not disclose what the committee proposed.

The two lots have been eyed by town officials for several years.

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The stakes are high. Raftery said an ad hoc group that negotiated with the Bangor Investment Co., a subsidiary of the Bangor & Aroostook Railroad, several years ago was told their \$450,000 offer would have been acceptable a year earlier.

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# Public access is in question at Sandy Point

by Christy Cross

Will a "No Trespassing" sign one day block access to Sandy Point beach, one of mid-coast Maine's few natural sand beaches?

Depending on a decision expected sometime this summer from the beach owner, Central Maine Power Company, such a sign is a possibility.

Yet for almost 20 years Sandy Point summer resident Lois Gauthier — joined at times by a scattering of other Sandy Point residents — has fought, argued, campaigned, to ensure preservation of the beach's public access and its natural wetlands habitat.

Gauthier has not prevailed. The beach acreage, along with about 150 additional acres in the immediate area, remains in the hands of CMP. And CMP reports increasing queries from developers interested in buying the property.

Help may be on the way, however. With property development crowding up Maine's coastline from the south and with development on Seaside Island an imminent possibility, the townspeople of Stockton Springs — which includes Sandy Point — voted this spring to form a development corporation.

Charged with addressing a number of local concerns, business development, housing and public access among them, the Stockton Springs Development Corp. definitely has the beach in mind.

SSDC member Frank Mathery said, "I don't want to give too much away until we sit down eyeball-to-eyeball (with CMP) and until the corporation has more fully considered the options possible with regard to the Sandy Point property. But he said the property is something the corporation will be involved in."

According to Douglas Creamer, assistant vice president of administrative services at CMP, the 150-plus acres owned by CMP on and near the shore in Sandy Point includes the approximately 900-foot of beach north of the old fertilizer plant that sees considerable public use.

"We have been approached by several different developers who have expressed an interest in the property," Creamer said, "but we've had no serious offers."

Creamer said CMP bought the land originally (about 20 years ago, according to Gauthier) with the idea of building some kind of power generating plant.

One possibility was a coal gasification plant and the other was a nuclear power plant on Seaside Island.

"Now," Creamer said, "we have concluded the likelihood of our ever need-

ing a plant or the possibility of being able to site one on the property is very remote.

"We are in the process of looking at our options with regard to the property."

Those options include simply letting the value of the land continue to appreciate, development of the land (either by CMP or by a third party), or trading the land for another piece of property owned by the state.

CMP leases the state-site of its Long Falls Dam, called the Spring Lake Public Lot, at Flagstaff Lake about 20 miles north of Carrabassett Valley, according to Creamer.

He said CMP approached the state with in the last 18 months about the possibility of swapping the Spring Lake Public Lot for the Stockton Springs property. The state "hasn't indicated any interest yet. I think they feel they have enough oceanfront access in that part of the coast," he said.

Creamer additionally said he doubted CMP would be willing to sell just the beach, apart from the rest of the acreage. "It would depreciate the value of the property too much," he said.

Gauthier, whose summer home overlooking the beach has been in her family for three generations, says she would like most for the beach to "stay just exactly the way it is."

She offers that she has not always been real popular with the year-round residents in Stockton Springs (particularly back in the early 1970s when it looked like CMP would provide work for some of those people), but she notes that people from all over the area, including Buckport, Bangor, Brewer, use the beach.

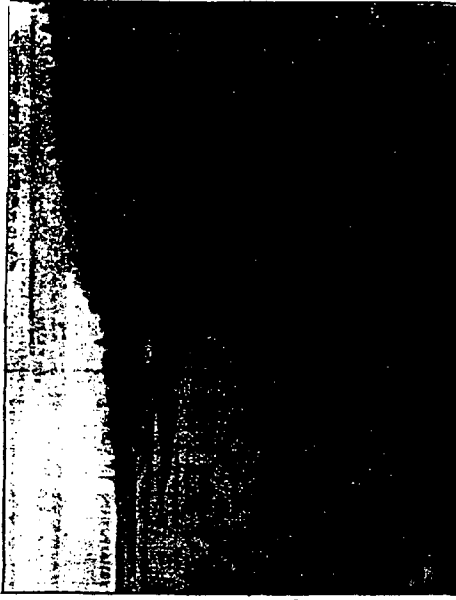
"What is really needed is support from people outside the community. Then it would stir a little more interest in August," she said.

Rep. Neil Crowley (dist. 112), of Stockton Springs, says he has hopes that "somehow, before we get through, we'll be able to come up with a plan that will enable us to have access to the beach and use it."

He said the \$35 million bond issue voted last fall for acquisition of land for public use is a possibility, but applications won't be ready for a while yet.

Asked if he had an idea of the value of the CMP-owned property at and around the beach, Crowley said, "While we (SSDC) don't have any money as yet to make a firm offer on the property, we did make them a ballpark offer of about \$400,000. They just snubbed."

Further, Crowley said, "We asked CMP for an option of first refusal. They said they were very concerned with their public image and would stay in touch."



Open access to the beach at Sandy Point, which is owned by Central Maine Power Company. The newly formed Stockton Springs Development Corp. will be looking into possible ways to settle the question as CMP reviews its options for the property. The above photo was taken overlooking the beach from the north.



# Stockton voters in positive mood

5/24/88

By Tammy Lacher

Stockton Springs residents approved \$10,000 seed money to get the town's development corporation going, established an annual review of their subdivision ordinance and amended the ordinance to allow cluster housing at a special town meeting held last Thursday.

According to First Selectman Earle Brooks, about 50 townspeople turned out for the meeting and the warrant's three articles passed as written.

Brooks said the Stockton Springs Development Corporation needed \$10,000 in order to apply for more money from the Economic Development Administration. He said the EDA may grant an additional \$30,000 now that \$10,000 has been obtained locally if the county's Title 9 submission is approved.

According to Brooks, the

\$40,000 will go to preliminary costs of buying Central Maine Power land at Sandy Point and Bangor and Aroostook Railroad land on Stockton Harbor. Legal fees, appraisals and land use plans are among the expenditures identified by the corporation.

Town Clerk Robbie Pendleton said residents' concerns over the article centered on whether the town could afford the \$10,000 and where the money would come from. According to Brooks, the money will be appropriated from general funds left over from last year.

The annual review of Stockton's subdivision ordinance is an attempt, said Brooks, to keep it updated. Thursday's vote charged planning board members with reviewing the ordinance each year prior to the annual town meeting. Recommendations for changes or additions would

be presented at town meeting.

According to Pendleton, the closest vote Thursday night came after discussion of the cluster housing amendment to the subdivision ordinance. After two counts, she said the final vote was 21 to 16 in favor of the amendment.

Brooks said the amendment "gives the planning board some flexibility on innovative ways to use land." With cluster housing, the minimum lot sizes of subdivided land may drop below the town's mandate of "one house, one acre," he explained. In exchange for smaller lot sizes, open space is held in common by all residents of a development.

Planning Board Chairman George Peckham said the board has received a subdivision application requesting cluster housing. The developer, Benjamin Hill of New Jersey, is asking for

10 approximately half-acre lots on a 10-acre Cape Jellison site.

Peckham said Hill's plan "will have to be modified because it calls for town houses with a common wall between the houses." The amendment accepted Thursday night stipulates all houses in a cluster plan be "detached, single-family dwellings with at least 25 feet between them."

Pendleton said those debating the amendment "weren't really against it so much as they were just trying to understand it." Brooks agreed, saying "There was some opposition, but mostly a lot of questions." Those who were opposed, he said, were acting "just because it's a change. People sometimes resist change. Some are just against regulation, period."

The meeting convened at 7 p.m. and was over by 8:30.

## Swan Lake project is heard by board

By Jeff Shula

A plan to create a 10-lot subdivision on the west side of Swan Lake near the state park drew heavy fire from residents Tuesday when the Swanville Planning Board held a public hearing on the proposal.

The development is planned for land owned by John Calloway of Rockport and surrounds a resource protection area on the shores of Swan Lake where a loon nesting site is the focal point of animal life.

"Loons are very, very temperamental..." said lakeside resident Charles Miklovich. "The encroachment of man on a loon nesting site will prevent them from r..."

30 days to act on the application unless both sides agree to an extension. In the meantime, a loon expert from the University of Maine will be contacted to better ascertain the threat to the resource protection district around Mud Cove.

McGovern's supporters at the hearing praised the plan as being beneficial to the town because it will broaden the tax base. "You're not going to have people living on AFDC buying those lots," said one. "...Those people are going to protect that property."

"It's not a one-way proposition," countered Miklovich. "You've got to consider the impact on the..."

pressures from the south are persistent and development may be inevitable.

"I don't agree with that," the resident shot back. "There are some hard choices to be made here..."

Paul Perry, another nearby landowner, said septic systems from the lots would feed into two streams which flow into the critical wildlife area. He also said the entire parcel is home to pileated woodpeckers, owls and deer. "These subdivisions are eating up our wildlife habitat," he said. "I just ask that the planning board review that very seriously."

Resident David McGovern sug...

especially if the upper half of the site is eventually developed.

Abutter Greg Maddocks spoke in favor of the subdivision, saying it might help keep his taxes down and control vandalism at his lakeside camp.

The next planning board meeting is slated for June 7, at which a proposal for a subdivision on the east side of Swan Lake is expected to be presented.

He said the new owl motel began their request for a building vote to raise the fees, was creating 20 new helping such neighbor Young and Bruce Ma will likely connect to tension.

"I'm not here to c whine," Bolduc said.

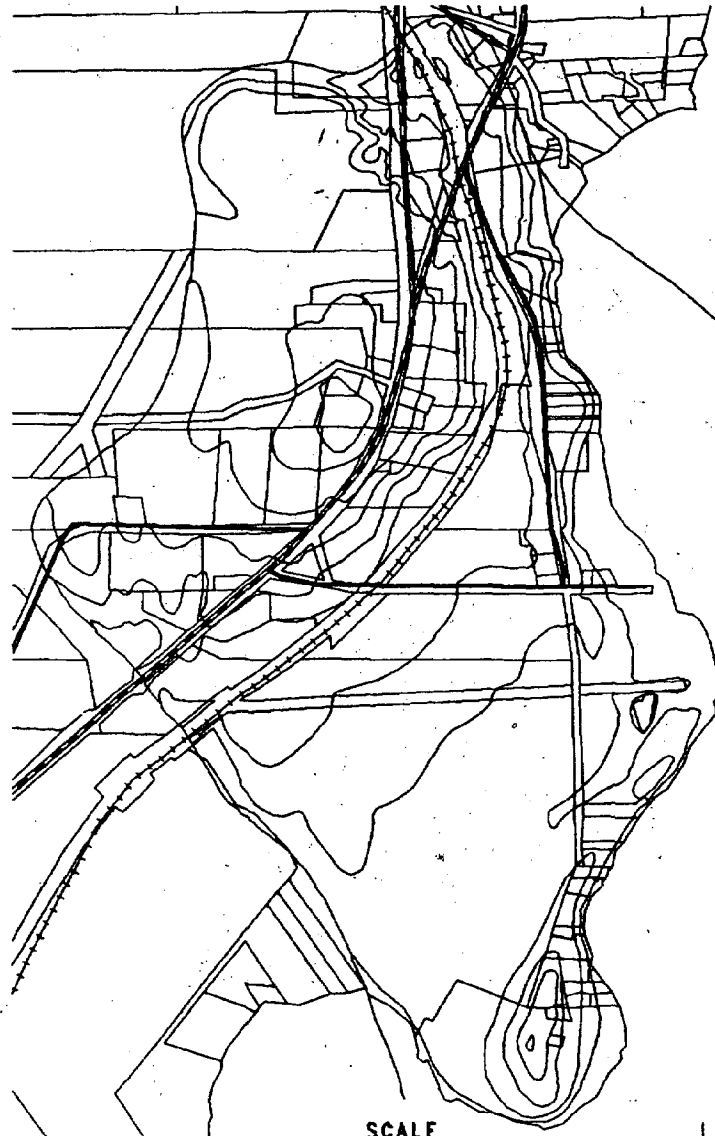
City Manager Wil defended the city's several points. She Bolduc requested a permission to extend about 1,000 feet, "you couldn't get approval (pended) septic system The issue, she said, jobs and expanded capacity of the treatment Taxpayers paid for it ion of the plant and has said new users w the remaining capacity to contribute toward evitable expansion.

Moses also said Bolduc and his partner would be \$30,000 each motel room. At the council minutes st asked for permission the line at his own "Waiving the fee would it at no cost to the noted.

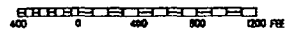
Councillor Parti An Bolduc's most vocal: she has long champion tension of the sewer

# Economical Building

# Stockton Springs Sandy Point Area Topography



SCALE  
1:6000



LEGEND

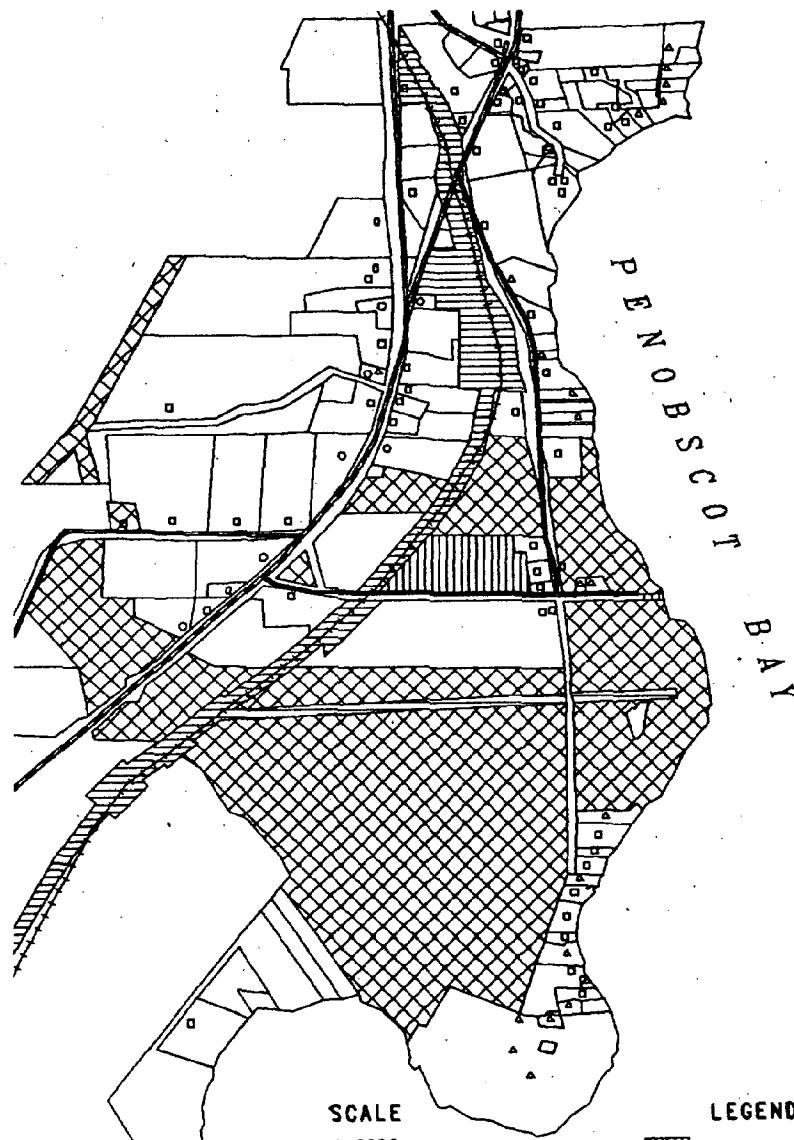
— Contour  
Contour Interval 20 Feet

Penobscot Valley Council of Governments  
May 1988

Resource Information Management & Spatial Analysis Laboratory, University of Maine, Orono, ME 04469

# Stockton Springs Sandy Point Area

## Ownership and Existing Land Use



SCALE  
1:6000

0 400 800 1200 FEET

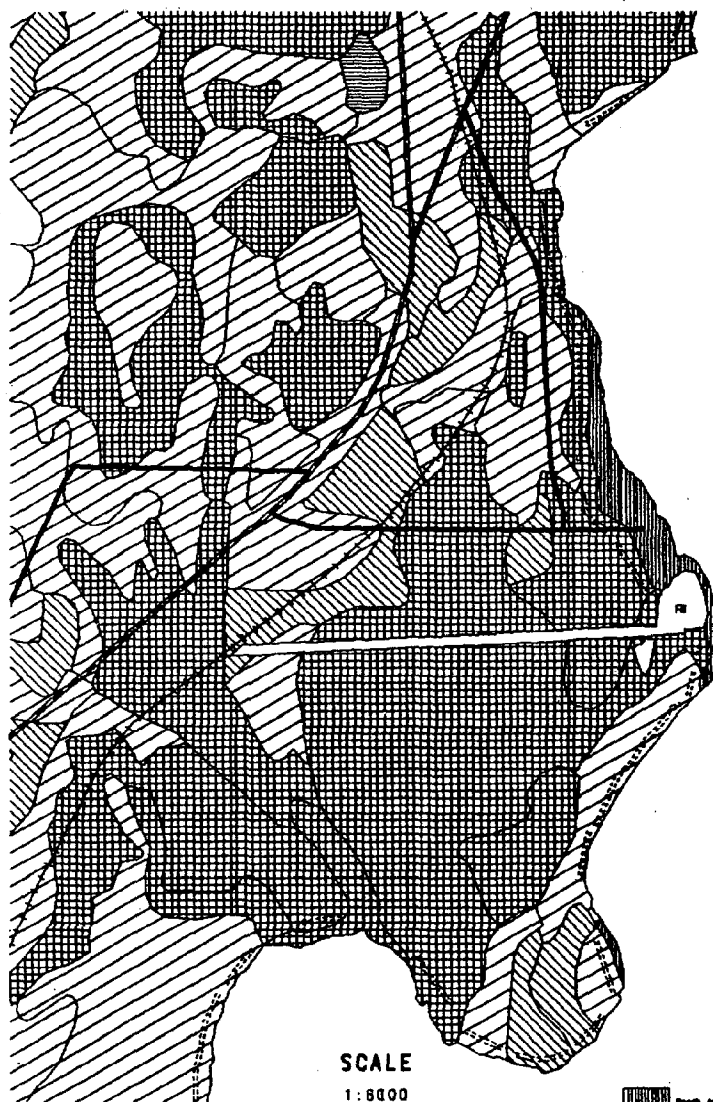
Penobscot Valley Council of Governments  
May 1988

### LEGEND

- Public Ownership
- Private Ownership
- CDP Ownership
- Residential Structure
- Seasonal Dwelling
- Commercial and Other

# Stockton Springs Sandy Point Area

## Soils and Natural Features



SCALE  
1:8000

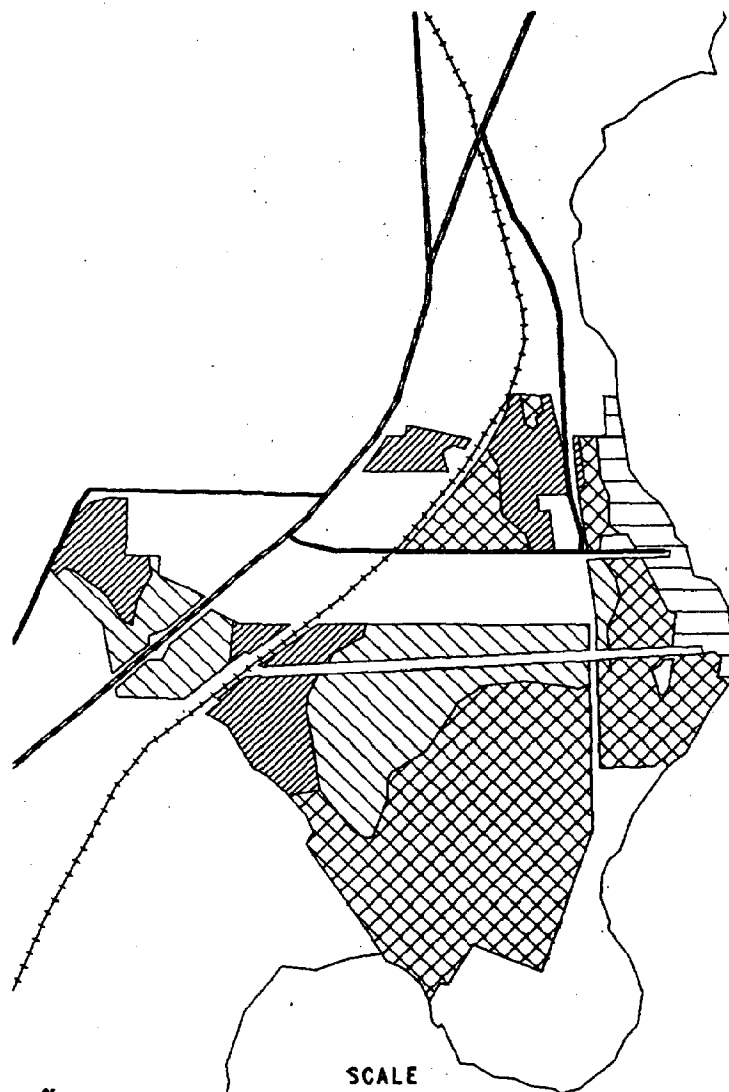
400 0 400 800 1000 FEET

### LEGEND

-  Beach Area
-  Well Drained - Suitable for Development
-  Moderately Suitable for Development
-  Poorly Drained - Unsuitable
-  Gravel Pit
-  Encroachment

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# Stockton Springs Sandy Point Area Proposed Land Use



SCALE  
1:6000

0 400 800 1200 FEET

## LEGEND

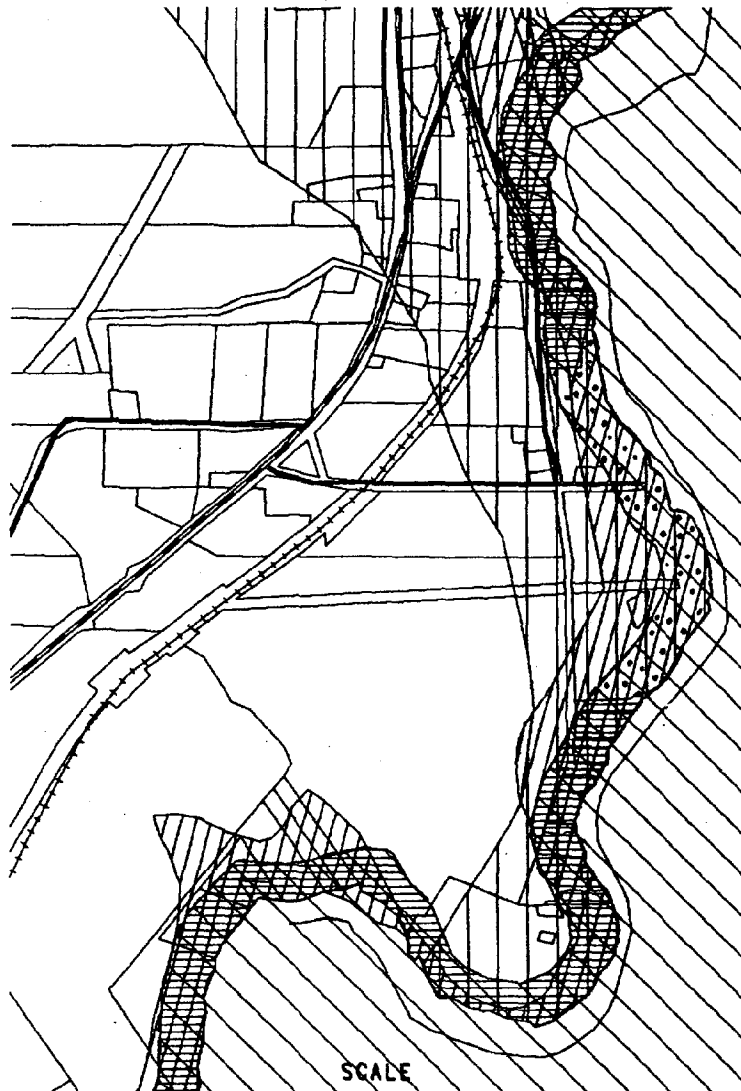
-  Cluster Housing
-  Active Recreation Area
-  Low Density Housing
-  Conservation/Possible Protection

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# Stockton Springs Sandy Point Area

## Land Use Regulation - Proposed



SCALE

1:6000

400 0 400 800 1200 FEET

### LEGEND

- Special Flood Hazard Zone
- Significant River Segment
- 100-YEAR FLOOD PROTECTION ZONE
- Coastal Water Quality Protection Zone
- Unsettled Residential-Recreational
- Resource Protection

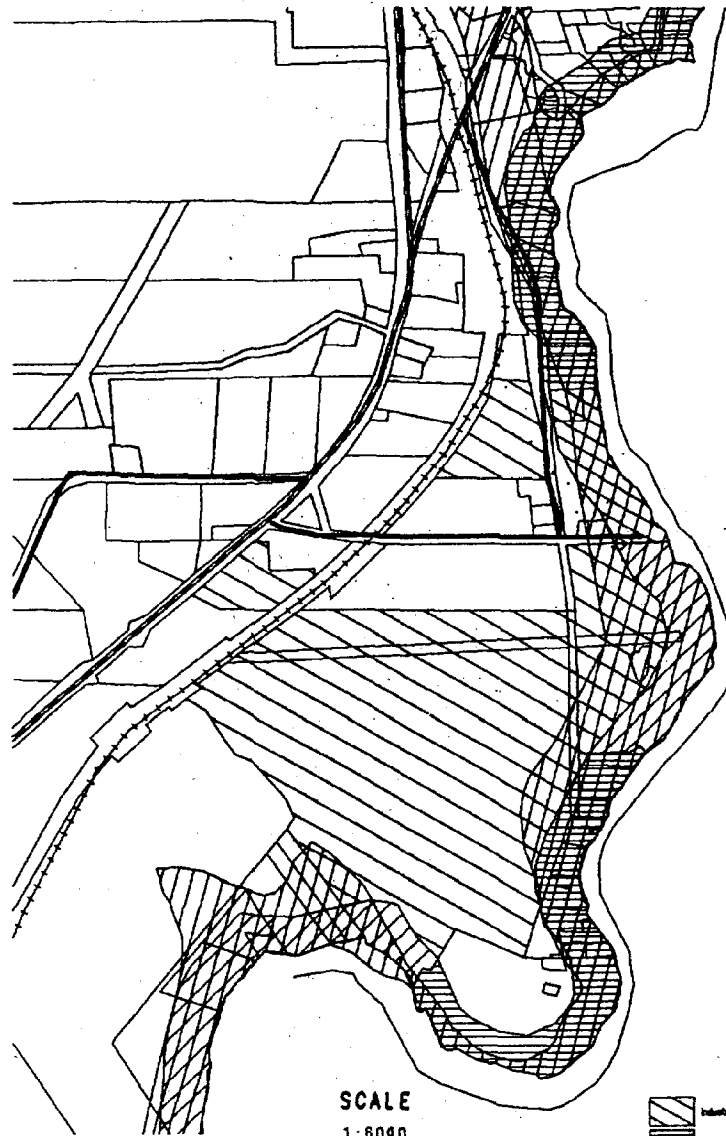
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# Stockton Springs Sandy Point Area

Land Use Regulation - Existing



SCALE  
1:6000

0 400 800 1200 FEET



Penobscot Valley Council of Governments  
May 1988

## LEGEND

- Industrial
- Limited Residential-Recreational
- Resource Protection
- General Development
- Special Flood Hazard Zone
- Significant River Segment

## Initiating A Local Development Corporation

### Stockton Springs, Maine

#### Background

The Stockton Springs Development Corporation was formed for three principal reasons:

First, the Town's vital interests are at stake in two key areas of the community - Stockton Harbor and Sandy Point Beach. In Stockton Harbor a public boat landing facility is located on private land with only an informal and somewhat tenuous arrangement with its present owner - The Bangor and Aroostook Railroad - for its continued use. There is, moreover, considerable sentiment within the community for maintaining this long-standing point of access for fishermen and for enhancing the area by developing a marina and related facilities.

Second, the Stockton Springs Sandy Point Beach area has long been an important recreational resource for the town and region. It presently faces considerable development pressure. Central Maine Power Company owns key parcels of land in the area, including the Beach itself. Making sure this recreational facility remains available to townspeople is an important objective.

Third, a local Development Corporation was seen as the only vehicle reasonably able to coordinate all the many public and private interest involved in both areas. A local development corporation can be a flexible organizational entity that can be molded to fit specific local needs. Because a development corporation is formed for public purposes and will not itself accrue profit from its operation, it is tax exempt, and can be fueled by any combination of member dues, private or public grants, state and federal loans, and in-house revenues.

Formation of the Stockton Springs Development Corporation brings local government into partnership with the private sector in the pursuit of environmental protection, and economic and recreational development for the area. Assuring continued public access to two prime coastal areas in Stockton Springs were strong motivating factors for forming the Stockton Springs Development Corporation.

#### Prerequisites to Formation

In order for a local development Corporation to succeed it must have a clearly defined mission and a committed, organized constituency. Recent surveys undertaken as part of the Stockton Springs' comprehensive planning revealed that as many as 76% of townspeople would like to see recreational facilities expanded and developed in town. Adding a marina was the type of facility that most of those who were surveyed said they would like to see developed first. 81% of the people according to the survey said they would like to see shoreland property acquired for public use and 72% were even willing to see taxes increased to accomplish such a goal.

One of the first steps in the initial efforts of the Development Corporation was to clearly articulate a statement of purpose, a mission for



the organization. Whether the organization was to become essentially single - purpose oriented, or whether it was to pursue a somewhat broader charge were important topics of discussion, early on. In general, the group felt that if relevant social issues could be addressed, in the context of the project, that the Development Corporation should do so. Thus, in addition to the immediate objectives of preserving public access, and protecting environmental resources, two other objectives were to be pursued as part of the mission of the organization: the provision of affordable housing and the creation of area jobs.

As a result of these discussions the following goals and objectives were arrived at:

The primary goal of the Stockton Springs Development Corporation is to plan, locate and execute developments in Stockton Springs in such a manner so as to minimize the impact on the natural environment of the Community and to maximize the returns for the economic and social well-being of the citizens of the Town.

The specific objectives of the Stockton Springs Development Corporation are to:

1. Assure that the Sandy Point Beach area remains open and available for public use by Townspeople.
2. Develop, or arrange for the development, of areas adjacent to the beach to be done in an aesthetically pleasing, environmentally sound manner, respecting the interests of adjacent property owners and the townspeople, while contributing, to the maximum extent possible, to the town's tax, employment and affordable housing base.
3. Forge solid working partnership with commercial interests, land owners and the town to protect public water access and to stimulate the development of a marina and related activities in the Stockton Harbor area.
4. Facilitate and administer the development of both areas in accordance with a detailed, community-backed, long term plan acceptable to all interests involved.
5. Accomplish its goals by: a) negotiating long term land purchase agreements with CMP and the B&A Railroad, b) utilizing current and projected value of the properties as leverage for operating and development funds, and c) targeting income from its activities to support debt service for the project and, to the extent possible, accomplish other important community objectives in housing, recreation and employment.

In short, the Corporation was established to protect important and valuable coastal areas for future generations and to arrange for the wise use of certain, other associated areas through carefully planned recreation, housing and harbor developments.

## Organization

The chronology of events in the development of the Stockton Springs Development Corporation occurred roughly as follows:

### 1. Organizing a constituency

- As a result of the preparation of a comprehensive plan key assets of the Community were identified and the threat to their continued existence articulated.
- A willingness was expressed on the part of local officials to explore the formation of a development Corporation to deal with the threat to these Community assets.
- Preparation of a concept paper explaining the basic workings of a development Corporation was made available.
- Examples of what local development corporations elsewhere have accomplished was also circulated.
- Commitment of local funds was made to procure staff to explore the notion further. (In this case a State Planning Office Grant helped match local funds to more fully explore one of the project areas selected. In addition EMDC/PVCOG contributed an additional \$1,500.00 specifically to help establish the development Corporation).
- A Committee was appointed by local officials to explore the formation of the local development Corporation, most of whom in this case, later became the organization's Board of Directors.
- Several public hearings were held, along with associated newspaper articles, to obtain public feedback on the Concept.

### 2. Incorporating the Organization.

- Based on public feedback and the Committee's deliberations a more detailed organizational mission statement was prepared.
- Articles of incorporation and by-laws were prepared.
- A Board of Directors was appointed by local officials.
- The first organizational meeting, was convened including the appointment of officers.
- Legal assistance was obtained in the preparation on an application for non-profit organization status.

### 3. Managing early operations.

- Property appraisals were obtained for both parcels from local area appraisers.

- Purchase offers were formulated for the properties and strategies for negotiations were prepared.
- Review of general site features and conditions based on readily available information was prepared.
- Beginning investigations of grant and loan fund sources available were made for property acquisition and site development purposes.

#### 4. Marketing

- Fund raising strategies were developed including the appointment of a fund-raising committee.
- News releases and interviews arranged with area newspapers on Corporation activities.
- Meeting with area legislators and town officials were arranged to explain the purpose of the development corporation.
- Further Town financial support was obtained for staff related efforts to continue the work of the organization (in May of 1988, the Town of Stockton Springs voted at a special town meeting to appropriate \$10,000.00 for the Development Corporation's activities).
- Phone conversations and letters to state and regional officials were sent to solicit project support.

#### 5. Beginning project coordination and implementation

- Meetings were held and follow-up correspondence with CMP real estate personnel was sent to explore further site purchase options.
- Financial analysis for project components for the Sandy Point Beach Project was compiled.
- Meeting and follow-up correspondence with David Hughes, President of the B&A Railroad were arranged to explore possibilities for joint efforts in Stockton Harbor.
- A grant proposal was submitted to EDA in conjunction with the Waldo County Job Opportunity Zone designation, for purposes of scoping out the affordable housing and job creation options in conjunction with the Development Corporation activities (a grant in the amount of \$30,000 was obtained).
- Interviews were set up with Landscape Architects to obtain additional expertise for more detailed site planning related work.
- A proposal for financial and organizational assistance was submitted to Coastal Enterprises Inc (assistance agreed to be provided).

In summary, formation of the development Corporation and the development of an associated action plan has required three key ingredients:

1. A focus on valued assets of the community. A beach and a boat landing and the quality of the environments both were situated in, provided a strong basis for rallying town officials and citizen interest in measures to protect those assets and qualities.
2. A clear vision of what these two key areas of the Community could be. A marina in Stockton Harbor with associated development and a Community recreation area and wildlife preserve in Sandy Point were well articulated pictures of what was possible, which helped to galvanized town-wide support for the Corporation thereby creating a momentum for action.
3. The availability of persistent individuals who were willing to spearhead efforts to realize the Community's vision for what these two areas could become; In this case, an active, knowledgeable and experienced Board of Directors with a strong commitment to 'making the project work'.

RAP  
8/5/88

